



County of Placer
West Placer Municipal Advisory Council
175 Fulweiler Avenue ▪ Auburn, CA 95603 ▪ (530) 889-4010

REVISED - REGULAR MEETING AGENDA (see corrections on item 7.A.)

Wednesday, September 12, 2018 6:30 PM

Creekview Ranch School, (Library building) 8779 Cook Riolo Road, Roseville

1. Call to Order & Pledge of Allegiance

2. Welcome, Roll Call of MAC Members & Introductions as necessary: Chair John Hottel, Vice-Chair Walt Wylie, Alicia Butler, Darryl Osborne and Carolyn Riolo

3. Approval of July 11, 2018 Minutes and September 12, 2018 Agenda

4. Public Comment: Let us hear from you! Do you wish to share something that's NOT already on this agenda? We welcome your input at this time and kindly ask that you keep your comments to 3 minutes or less (or as determined by the chairman).

5. Reports:

A. Local Government: Placer County Supervisor Jack Duran

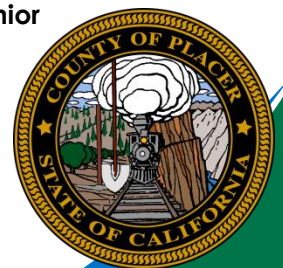
B. Public Safety: CAL FIRE, CHP, Placer County Sheriff's Office

6. Informational Items:

A. One Big Bin:

County staff will provide an overview of how Placer County makes recycling easy with its One Big Bin process. **Presenter: Rebecca Lillis, Environmental Resource Specialist, Environmental Utilities Division**

B. Brady Vineyard GPA/Rezone/Subdivision. Combined applications to the Board of Supervisors proposing: 1) a Community Plan/General Plan Amendment to change the land use designation for Phase 1 from Low Density Residential (LDR 1-2 du/ac) to Medium Density Residential (MDR), and Phase 2 from Rural Low Density Residential (RLDR 1-2.3 ac min) to MDR, and 2) a Rezone to change the zoning for Phase 1 from RWS-AG-B-20 to RS-B-X-5,000, and Phase 2 from F-DR to RS-B-X-9,000, 3) a vesting and phased Tentative Final Map proposing to subdivide the 35.08 acre site comprised of two existing parcels into 124 single-family residential lots, ranging in size between 5,000 square feet (SF) to 16,665 sf; and 4) a Conditional Use Permit to allow deviation from the County's allowed on-site street standards. Phase 1 of the project includes 119 lots and will provide gated access from Brady Lane, with emergency vehicle access (EVA) provided off Vineyard Road. Phase 2 of the project includes five residential lots with separate (non-gated) access off Vineyard Road. The project includes frontage improvements along Brady Lane and Vineyard Road and will be served by public sewer (Cal-Am) and water (PCWA). **Presenters: Patrick Dobbs, Senior Planner, Planning Services Division, and Dave Cook, Cook Development**



7. Action Item:

A. Placer Vineyards Specific Plan Phase 1 Development, Small Lot Vesting Tentative Subdivision Map for Property 15 (PLN17-00380) County staff will request the MAC take action to provide a recommendation on the Small Lot Vesting Tentative Subdivision Map to the Planning Commission for Property 15 of the Placer Vineyards Specific Plan (PVSP). Property 15 is located in the south central portion of the PVSP area on APN 023-010-004, 023-010-029, and 023-200-008. The proposed small lot tentative subdivision map will divide the 202 acre site into a residential community including 1 Neighborhood Park (3.5 acres), 24 acres of Open Space and 1 Religious site (0.1 acres). The residential units will include ~~20~~ **70** Low Density Residential lots, 661 Medium Density Residential lots and 2 High Density Residential lots (159 units on 12 acres), as well as a 3.4 acre Commercial Mixed Use lot with 38 dwelling units. This proposed number of residential units includes a requested Density Bonus to construct 22 additional Medium Density units and 9 additional High Density units over the original PVSP base residential unit allocation of 897 units. This will increase the allocation by just ~~331~~ **31** units (3.48%) to 928 total units. Infrastructure such as road, utility, grading and drainage improvements will also be developed. **Presenter: Nick Trifiro, Planning Services Division**

8. Adjournment to next regular meeting on November 14, 2018